069.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,800 / 754,800
					USE VALUE:	754,800 / 754,800
					ASSESSED:	754,800 / 754,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMS PAUL M--ETAL
Owner 2:	NICHOLAS MARJORIE L
Owner 3:	
Street 1:	38 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,490 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5490.000	342,100	3,400	409,300	754,800
Total Card	0.126	342,100	3,400	409,300	754,800
Total Parcel	0.126	342,100	3,400	409,300	754,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.10 | /Parcel: 385.1

Legal Description

User Acct 43759

GIS Ref

GIS Ref

Insp Date 08/25/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,100	3400	5,490.	409,300	754,800	754,800	Year End Roll	12/18/2019
2019	101	FV	269,100	3400	5,490.	380,100	652,600	652,600	Year End Roll	1/3/2019
2018	101	FV	269,100	3400	5,490.	380,100	652,600	652,600	Year End Roll	12/20/2017
2017	101	FV	269,100	3400	5,490.	333,300	605,800	605,800	Year End Roll	1/3/2017
2016	101	FV	268,300	3400	5,490.	304,000	575,700	575,700	Year End	1/4/2016
2015	101	FV	261,500	3400	5,490.	269,000	533,900	533,900	Year End Roll	12/11/2014
2014	101	FV	261,500	3400	5,490.	254,300	519,200	519,200	Year End Roll	12/16/2013
2013	101	FV	261,500	3400	5,490.	242,100	507,000	507,000		12/13/2012

!5893!

PRINT

Date	Time
12/10/20	20:43:11

LAST REV

Date	Time
07/06/18	08:28:18
danam	
5893	

USER DEFINED

Prior Id # 1:	43759
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALTON FRANCIS	22943-522		2/26/1993		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	851	Re-Roof	19,680	C				
9/16/2014	1204	Renovate	40,000		9/17/2014			Reconstruct existi
9/9/2014	1147	Manual	20,000					Repair existing sc
4/20/1993	118	Manual	6,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Meas/Inspect	DGM	D Mann
4/4/2009	Meas/Inspect	372	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5490		Sq. Ft.	Site		0	70.	1.07	12									409,291						409,300	

Total AC/HA: 0.12603 | Total SF/SM: 5490 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,291 | Spl Credit | Total: 409,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18571424
Const Adj.:	0.99989998
Adj $ / SQ:	148.199
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464872
Depreciation:	122726
Depreciated Total:	342146

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

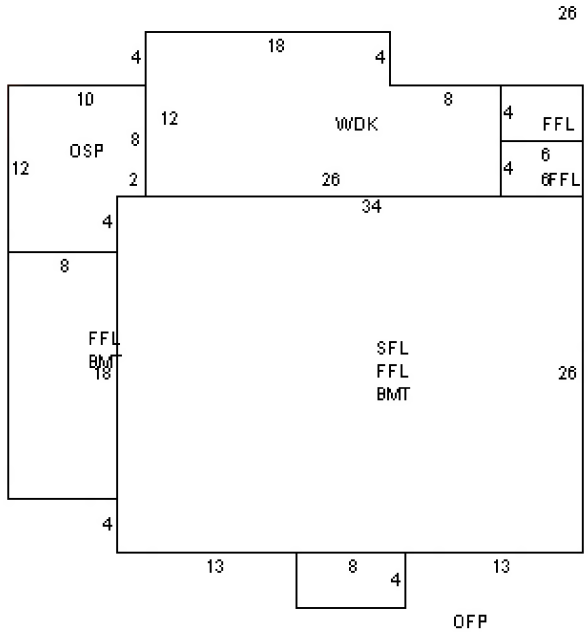
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.02
Special Features:	0	Val/Su Net:	100.26
Final Total:	342100	Val/Su SzAd	174.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,076	148.200	159,463
BMT	Basement	1,028	44.460	45,705
SFL	Second Floor	884	148.200	131,008
WDK	Deck	280	9.570	2,680
OSP	Screen Porch	112	34.350	3,847
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	3,412			Total:	344,111
Size Ad	1960	Gross Are	3412	FinArea	1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1926	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400